

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Craig J. Beauchamp, Esq. SBN 237801 Law Office of Craig J. Beauchamp 1502 N. Main St. Santa Ana, CA 92701 (949) 689-9709 fax (714) 835-5763 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor		FOR COURT USE ONLY	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION			
In re: NANCY E. CABALLERO Debtor(s).		CASE NO.: 2:15-bk-14446-SK CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY	
Sale Date: 07/10/2015		Time: 2:00 pm	
Location: Downtown Escrow, 1912 N. Broadway, Santa Ana, CA 92706			

Type of Sale: ☐ Public ☒ Private

Last date to file objections: 07/08/2015

Description of property to be sold:

13361Diamond Head, Tustin, CA 92780 (Debtor's principal residence)

Terms and conditions of sale:

See attached Purchase Agreement and Estimated HUD Settlement. To be sold "as is" no repairs. 2% commission + \$1000 to buyer's broker.

Lender Wells Fargo, IRS Tax lien and EDD Tax lien to be paid off in full based on pay off statments provided to the Escrow Company.

Proposed sale price: \$ 700,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): NONE

Current Market value of property is \$710,000. Property was in foreclosure but has been on the market since January 2015. The house is being sold "as is" no repairs.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

All liens to be paid off at closing through escrow and new owners will take title free and clear of all liens.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Ruben Garcia and Jessica Flores, through their Real Estate Broker
Ana Rocio Pimentel
Broker
1570 E Edinger Ave Suite A
Santa Ana, CA 92705
714-270-6432 Cell
714-866-4169 Fax
mipuebloinc@netzero.com

Date: 07/02/2015

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
1502 N. Main St., Santa Ana, CA 92701

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 07/02/2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Timothy J. Yoo Ch 7 Trustee tjytrustee@lnbrb.com
United States Trustee (RS) ustpreion16.la.ecf@usdoj.gov;
Ron Maroko ron.maroko@usdoj.gov
Darlene C. Vigil cdcaecf@bdjgroup.com

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (date) 07/02/2015, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Internal Revenue Service
Centralized Insolvency Operation
P. O. Box 7346
Philadelphia, PA 19101-7346

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Sandra R. Klein VIA DDS COURT SERVICE
United States Bankruptcy Court - CD CA
255 E. Temple Street, Suite 1582 / Courtroom 1575
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

07/02/2015 CRAIG J. BEAUCHAMP
Date Printed Name

/s/ Craig J. Beauchamp
Signature

Label Matrix for Case 2:15-bk-14446-SK	Doc 84, Filed 07/02/15 Entered 07/02/15 17:43:45 Desc	Case 2:15-bk-14446-SK	254 East Temple Street, Page 4 of 4	294 Union St.
Central District Of California Los Angeles Thu Jul 2 15:16:09 PDT 2015	Los Angeles, CA 90012-3332	Hackensack, NJ 07601-4303		
Cal-Western Reconveyance Corporation PO BOX 23159 San Diego, CA 92193-3159	Cavalry SPV II, LLC 500 Summit Lake Drive, Ste 400 Valhalla, NY 10595-1340	Midland Credit Management, Inc. as agent for Asset Acceptance LLC PO Box 2036 Warren, MI 48090-2036		
Midland Credit Management, Inc as agent for MIDLAND FUNDING LLC PO Box 2011 Warren, MI 48090-2011	United States Trustee (LA) 915 Wilshire Blvd, Suite 1850 Los Angeles, CA 90017-3560	Wells Fargo PO BOX 659558 San Antonio, TX 78265-9558		
Craig J Beauchamp Law Office of Craig Jago Beauchamp .502 N. Main ST Santa Ana, CA 92701-2323	Nancy E Caballero 13361 Diamond Head Dr Tustin, CA 92780-4735	Timothy Yoo (TR) Levene Neale Bender Yoo & Brill LLP 800 South Figueroa Street, Suite 1260 Los Angeles, CA 90017-2581		

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Courtesy NEF

(u) James Kazak

End of Label Matrix	
Mailable recipients	11
Bypassed recipients	2
Total	13